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03/08/2022 10:59 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Josie Bear
DATE 3.8.22

Release of Easements for Ingress, Egress & Utilities

Grantor: Caldwell Family Sky Island LLC
Grantee: Caldwell Family Sky Island LLC
Legal Description: ptn Lots A & C, Short Plat PL-06-1045
Assessor's Property Tax Parcel or Account Nos.: P125950; P127487; P127546
Reference Nos of Documents Assigned or Released: 201405210050

THIS RELEASE OF EASEMENTS is made this 8 day of March, 2022, by Caldwell Family Sky Island LLC, the owner of the real property described herein.

Grantor does hereby cancel, release, convey and quitclaim to Grantee the easements for ingress, egress and utilities, over, across under and through the parcel of real property described in the attached Exhibit A, as set forth in that certain Declaration of Easement for Ingress, Egress and Utilities, dated May 21st, 2014 and recorded under Skagit County Auditor's File No. 201405210050.

DATED: 3/8/22

CALDWELL FAMILY SKY ISLAND LLC

By: Donald Caldwell
Donald Caldwell, Managing Member

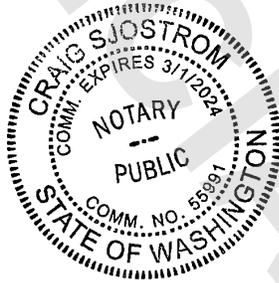
STATE OF WASHINGTON)
(ss.
COUNTY OF SKAGIT)

On this 8 day of march, 2022, before me personally appeared Donald Caldwell, to me known to be a managing member of Caldwell Family Sky Island LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf thereof.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



NOTARY PUBLIC in and for the State of Washington,
residing at Mt. Vernon
My commission expires: 3/1/24
Name: Craig Sjostrom



DRAFT DOCUMENT

Exhibit "A"

A 60.00 foot wide easement for ingress, egress and utilities, over under and across a portion of Lot A, Skagit County Short Plat No. PL-06-1045, approved March 20, 2008 and recorded March 20, 2008 under Skagit County Auditor's File No. 200803200111, being a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., for the benefit of Lot C of said Short Plat No. PL-06-1045 said easement being 30.00 feet left (Northeasterly and Easterly) and 30.00 feet right (Southwesterly and Westerly) of the following described line:

BEGINNING at the Northwest corner of said Lot A, Skagit County Short Plat No. 06-1045, also being the centerline of Sky Island Lane, as shown on the face of said Short Plat No. PL-06-1045;
thence South $75^{\circ}41'16''$ East for a distance of 19.23 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the Southwest, having a radius of 150.00 feet, through a central angle of $75^{\circ}40'56''$, an arc distance of 198.14 feet to a point of tangency;
thence South $0^{\circ}00'20''$ East for a distance of 87.57 feet;
thence South $11^{\circ}13'35''$ East for a distance of 121.66 feet;
thence South $13^{\circ}41'06''$ West for a distance of 116.06 feet;
thence South $29^{\circ}20'01''$ West for a distance of 14.90 feet to a point hereafter referred to as Point X;
thence continue South $29^{\circ}20'01''$ West for a distance of 50.00 feet to the terminus of said centerline.

A 20.00 foot wide easement for ingress, egress and utilities over under and across a portion of said Lot A, Skagit County Short Plat No. PL-06-1045, said easement being for the benefit of Lot C of said Short Plat No. PL-06-1045 being 10.00 feet left (Northeasterly) and 10.00 feet right (Southwesterly) of the following described line:

BEGINNING at the aforementioned Point X;
thence South $45^{\circ}56'45''$ East for a distance of 44.26 feet;
thence South $35^{\circ}17'58''$ East for a distance of 99.90 feet;
thence South $46^{\circ}06'15''$ East for a distance of 23.62 feet;
thence South $64^{\circ}42'39''$ East for a distance of 28.80 feet;
thence South $65^{\circ}46'19''$ East for a distance of 32.46 feet, more or less, to the East line of said Lot A, also being the West line of said Lot B, at a point bearing South $0^{\circ}41'43''$ East a distance of 21.69 feet from the Northwest corner of said Lot C and being the terminus of said line.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.